Acquires the Private House at \$47 West End Avenue From W. E. D. Stokes -Novel Building Operation Planned in the Shopping Section of Fifth Avenue.

Very little business was done in the real state market yesterday. The brokerage transactions were few in number and were oncerned exclusively with inexpensive property in the uptown residence districts, mostly dwellings, flats and vacant lots. No sales were held in the Vesey street auction room. The building industry remained quiet, no construction work whatever being projected in The Bronx. In Manhattan rmits were issued for the erection of a \$30,000 loft building and for several alteration jobs.

Among the latter was an unusual one, involving the four story dwelling at No. Fifth avenue, between Infry-minn and Fortieth streets, owned by William V. Brady and Mrs. Corneila B. Kip, which is to be altered into a five story American basement dwelling at a cost of \$5.000. The house is in the heart of the new business centre and is but one door from the Knox office building

Private Sales. 130TH STREET.—Barnett & Co. have sold for Joseph P. Dailey No. 31 East 130th street, a three story and baement brown-stone front dwelling, on lot 17.8x99.11, ad-joining the northwest corner of Madison

stone front dwelling, on lot 17.8x99.11, adjoining the northwest corner of Madison avenue.

THIRD AVENUE.—I. L. Levine, in conjunction with the Columbian Board of Brokers, has soid for the Star Beef Company Nos. 4000, 4002 and 4004 Third avenue, three four story buildings, on plot 75x90.

VENDOVA AVENUE.—I. L. Levine has sold for Abraham Seigel to Isaac Voltman Nos. 459 and 461 Vendova avenue, a six story new law tenement, on plot 40x100.

BYANT STREET.—The Hunts Point Realty Company has sold to Henry Dohrman the southeast corner of Bryant street and Seneca avenue, a plot 50x100. Mr. Dohrman owns the northeast corner opposite, which he bought at the recent auction sale. EIGHTY-SEVENTH STREET.—Lilian G. Cavanagh has sold No. 45 West Eighty-seventh street, a four story and basement stone front dwelling, on lot 20x100.

MANHATTAN STREET.—Harris Maran & Son have sold Nos. 35 and 37 Manhattan street, two six story flats with stores, on plot 50x100.

ORTIETH STREET.—Maxwell Ziegler has sold for the Henry Luhrs estate No. 528 West Fortieth street, a four story building, on lot 25x38.9, to Wilbert & Schneider.

13TH STREET.—T. Scott & Son have sold for L. Goldstein to A. Garmise Nos. 822 and 824 East 135th street, two six story flats, each on plot 40x100.

WASHINGTON AVENUE.—Ignatz Roth has resold to Silverman, Lader & Bloom two plots, each 50x100, on the east side of Washington avenue south of 171st street. The buyers will improve the property with two six story flats.

149TH STREET.—Waiter McLaughlin has sold for the Moorehead Realty and Construction Company one of the five story flats recently constructed on the south side of 148th street, between Brook and St. Ann's avenues.

FAILE STREET.—John Hock has bought No. 1033 Faile street, a two family bouge.

Nues. STREET.—John Hock has bought No. 1033 Faile street, a two family house, on lot 20x100. Miscellaneous.

Former Deputy Police Commissioner James F. Mack is the buyer of No. 547 West End avenue, recently, sold by W. E. D. Stokes. M. F. Kerby was the broker in the sale of the block front on Edgecombe avenue, from 189th to 180th street, recently sold by the Adamant Realty Company to Alfred J. Schwarzier, who gave Bronx property in exchange.

change. Dwyer has leased for a long term the building at No. 252 West Siztlieth street. The lessees, the United States Engineering and Manufacturing Company of New York and New Jersey, will use the building for their New York repair and storage station.

Barnett & Co. have sold for John J. Long the residence at the northeast corner of Broadway and McKell avenue. Tarrytown, N. Y. The property has a frontage of 160 feet on Broadway and 190 on McKell avenue. The house is three stories high and occupies a void 60xes. The buyer will occupy the premises after alterations have been made.

Affred E. Schermerhorn has closed the following reatals at Southampton for the following reatals at Southampton following reatals at this conclusion in his south of manufaction of a return of sound and at this conclusion, and the following reatals at Southampton following reatals at Southampton following reatals at Southampton following reatals at Southam

Building News.

Plans have been filed with Building Superintendent Murphy for remodelling the four story and basement high stoop residence at Mo. 46 Fifth avenue into an American basement dwelling, with a new vestibule finished in marble tile and having an elaborate ornamental screen at the first story. The improvements are to be made for the estate of William V. Brady and Mrs. Cornella B. Kip as owners and will cost \$5,000. Thomas Nash is the architect.

Plans have been filed for enlarging the three story dwelling at No. 302 West Eighty-fifth street, owned by Lee Ashley Grace, increasing the apartments in the mansard story, and for making over the three story and basement dwelling at No. 30 West 114th fats in the upper floors, the improvements being made for Jacob Bluestein as new owner. The architects are Floyd de L. Brown and Kathan Langer.

The Manhattan plans for new buildings reported yesterday comprise a stx story loft building to be erected for T. G. Patterson at No. 787 Twelfth avenue, at a cost of \$30,000, and a two story framo and stucce dwelling for two families, for Emil M. Sutting as owner, on Terrace View avenue, west of Jansen avenue, at a cost of \$4,000.

No plans for new buildings were reported at the Bronx bureau.

Developments Out of the Ordinary. The suburban developments of the Dean Alvord Company are Roelyn Estates, Roslyn, J. 1., and Belle Terre, Port Jefferson, L. 1 Roslyn Estates is a tract of approximately 177 acres in the large of the Whonley Hills on REAL ESTATE AT AUCTION.

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FOR THIS AUCTION SALE SPECIAL TRAINS HAVE BEEN ARRANGED FOR AS FOLLOWS FOR THE DAY OF SALE:

FROM 34th St., N. Y. City, 12.50 P. M. Flatbush, Brooklyn, 1.07 P. M.

Or the following convenient daily trains:

From East 34th Street Ferry—10:50 Ai M., 1:50 and 2:50 P. M. From Flatbush Avenue, Brooklyn—11:10 A. M., 1:07 and 2:17 P. M. For full details apply to

JOSEPH P. DAY, 31 Nassau St. or offices at Rockaway

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the north shore of Long Island, immediately adjoining the town of Roslyn and sutrounded on all sides by the magnificent private parks of some of New York's wealthlest and best known families, such, for example, as Clarence H. Mackay, William F. Sheehan, Waiter G. Oakman, Mrs. Frank H. Griswold (nee Mrs. Cass Canfield. This is assurance against undesirable encroachments upon the estates and testifies strongly to the fact that this land in the highest and most picturesque part of the island is the best which could be secured almost without regard to price.

There are no blocks or lots in Roslyn Estates. The land is laid out as a park with winding park roads, is very heavily wooded and is subdivided into plots of irregular size and shape, varying from half an acre up to five acres. It is the purpose of the management to develop a suburban colony of congenial people of moderate means, who demand a more picturesque setting for an all year round home out of the city than is afforded by the usual and commonplace suburbs.

Beile Terre, on the other hand, is not designed as a home for those whose business demands their daily presence in the city, but is rather a colony of country estates brought together in a great 1,300 acre park surrounded by conditions and restrictions which will assure the development and perpetual maintenance of the property in harmony with the original plans. The essential feature of the Belle Terre colony is the Belle Terre Club, which admits to membership only those who are socially eligible to the best metropolitan and out of from clubs and eligibility to membership of property in Belle Terre.

Belle Terre comprises the entire triangular peninsula forming the easterly shore of Port Jefferson harbor and is surrounded on three sides by water and closed on the land side by a natural barrier of forest and wall pierced by a single roadway guarded by an artistic lodge gate. Without the grounds of Belle Terre are over forty miles of beautiful roads and bridle paths, a golf course, polo grounds, tennis

MISCELLANEOUS . MARKETS.

Coffee Steady-Provisions Firmer. The trading in coffee was somewhat more active, but prices were motionless. The European markets showed little change and no advices were received from Brazil owing to a holiday. The president of the New York Coffee Exchange received the following from a well known house: "By instruction of the Government at Sac Paulo we have made a test sale of some of their holdings in New York. Our offerings have been taken more freely than we an-

ticipated, but as the Government has always proclaimed a willingness to supply the trade when the coffee was urgently wanted we have accepted the offers submitted. There will be no sale of the Government holdings until the present buyers and the country at large make an urgent demand for additional supplies. The amount sold consists of 160,000 bags straight invoice, being the cargoes of seven different steamers, the saie being made for shipments as they run, the prior made for shipments as they run, the price being 8%c., regular New York terms. The quality has been shipped and adwanced on by us as No. 5 New York exchange standard, the coffees being very desirable, all the Covernment shipments exceeding in quality the grade for which it was shipped."

The Coffee Exchange received the following cable from Hamburg: "The whole 50,000 bags has been sold, lowest price 40 pfgs., highest price 46% pfgs., about 50 to 58 francs and 8.68c. to 10.15c."

Spot coffee steady. Rio No. 7, 6%@6%c. Futures closed unchanged with the tone steady and the sales 11,750 bags. Havre declined %1. Hamburg was unchanged. Holiday in Brazil. Prices here as follows:

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WESTCHESTER COUNTY

BUILDING SITES In Lots or Acreage Up in the Beautiful ALL THE CONVENIENCES, COMFORTS AND SAFE-GUARDS OF THE CITY IN REAL COUNTRY SURROUNDINGS AT WESTCHESTER Hill Country

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3 MINUTES FROM STATION, MODERN IN EVERY RESPECT, FINE VIEW,

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EXCHANGE SALESROOM, 14 Vesey St.

Shore high, land dry, level and in lawn to water's edge, immediately available for building. New York to Oakdale one hour. Station to water 10 minutes on beautifully shaded road. 60% ON MORTGAGES YEARS AT 4%. Land restricted Maps, &c. Title guaranteed.

BRYAN L. KENNELLY, Auct., 156 B'way. Care of bungalows unoccupied assumed by Peperidge Hall Estate.

Western firsts, 180. CHICAGO, May 29.—
"Provisions were irregular. Lower early with hogs and on liberal offerings of ribs from holders. Later investment buying of September lard and demand from shorts in pork and ribs brought a raily. The closing was easy at some feaction from the top prices. Packing interests sold on the advance. Cash trade hardly fair. The fact that the demand has not improved is a bearish factor." Prices were as follows:

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auction, to-day, rain or sh'ns, at SOMERVILLE, N. J. 2 FREE SPECIAL TRAINS

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Our representatives will furnish you with free tickets at all ferries.

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WILL FIND it second to none for safe, quick and large returns. The up to dateness of its improvements and the great enhancement of values absolutely assured on completion of the Belmont and Penn-sylvania tunnels and new Queensboro Bridge positively warrant this.

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NEW Houses, 7 rooms and bath; all improve-ments; \$3,500 HONPCK & HILL, Lafayette and Englewood avs., Englewood. ENGLEWOÓD, -N. J. Property, farm lands, houses, acreage, for sale. E. C. DILLINGHAM, 140 Nassau st., New York. PALISADES PARK—New house, 11 rooms; bath; \$5.500; Central Boulevard and Grand av. PARKER, owner, on premises. CRESSKILL SLOPE house, all modern improve-ments, sale or lease. DANIEL PAUL, Tenanty and Cresskill, N. J.

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SIX room house, with impis., Englewood; \$100 down, \$20 monthly. SCHAEFFER & CO., 500 5th &v., N. Y. SPARKILL, Rockland Co. and vicinity; houses and lots; bungalow sites. BAUER & MAGEE, Sparkill,

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JOSEPH T. GAYNOR, opposite Eric Depot, Nyack, HOUSES, lots, plots, farms for sale or rent, BLAUVELT & MORRELL, 34 S. B'way, Nyack, N. Y. FOR SALE or rent, Englewood, new house, 6 rooms. Liberty Really Co., 125 Liberty st., N. Y. 120 ACRES, 5 houses; one mile from depot; price \$42,000, half, cash. D. L. BAKER, Closter, N. J. HOUSES, \$100 down, balance as rent. Lots \$60 up. Fairview Imp. Investment Co., 500 5th av. FOR SALE—Corner house, 7 rooms, bath; 10 acres; price \$10,000. CHAS. FREY, Demarcat, N. J. FOR Newark real estate bargains see GILLEN & CO., 183 Market st., Newark, N. J.

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